



**STAFF HEARING OFFICER
AGENDA**

**Susan Reardon
Staff Hearing Officer/Senior Planner**

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, JULY 16, 2008
1:00 P.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 1:00 P.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Please note that online Staff Reports may not include some exhibits.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda.
[Due to time constraints, each person is limited to two (2) minutes.]

II. CONSENT ITEMS TIME EXTENSIONS:

A. APPLICATION OF BRIAN CEARNAL FOR GRANADA TOWER, LLC, 1210, 1212 AND 1216 STATE STREET (ALSO KNOWN AS THE GRANADA TOWER), APN: 039-183-050, -051, AND -052, C-2 ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL / CBD (MST2005-00323)

The proposal is a request to extend the expiration date of the Tentative Maps approved by the Staff Hearing Officer on July 19, 2006. **A three-year extension is requested pursuant to SBMC, §27.07.110.** The project approved by the Staff Hearing Officer involves the subdivision of the Granada Tower into two (2) two-bedroom residential condominium units and 34,875 square feet of commercial condominium space. The project also includes a structural retrofit of the building, replacing the existing exterior fire escape with an enclosed staircase, a new roof and roof structure, new window dormers in the roof, creating an outdoor living area on the roof, uncovering original windows on the south elevation of the building and infilling existing windows on north elevation. This building is on the City's Potential Historic Resources list.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Case Planner: Allison De Busk, Project Planner
Email: adebusk@santabarbaraca.gov

B. APPLICATION OF BRENT DANIELS, L AND P CONSULTANTS, AGENT FOR JUSTIN J. AND MICHELLE M. PAWL, 40 PINE DRIVE, APN 049-100-019, E-3/PUD, ONE FAMILY RESIDENCE AND PLANNED UNIT DEVELOPMENT ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL, FIVE UNITS/ACRE (MST2004-00676)

The proposal is a request to extend the expiration date of the Tentative Map approved by the Planning Commission on July 20, 2006. **A three-year extension is requested pursuant to SBMC§27.07.110.** The project approved by the Planning Commission consists of a merger of two existing parcels and a subsequent subdivision to create two new parcels. Parcel A is an existing 20,839 square foot lot that contains one single family residence and a shed. Parcel B is an existing 1,942 square foot lot that serves as an access driveway for Parcel A. Both parcels have access along an existing private driveway to Pine Drive. The total lot area of both parcels is 22,781 square feet. The subdivision would result in one 11,216 square foot parcel and one 11,565 square foot parcel. The approval also included street frontage modifications and a public street waiver.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

C. **APPLICATION OF PEIKERT GROUP ARCHITECTS FOR H & R INVESTMENTS, LP, 517 CHAPALA STREET, APN 037-163-007 & -008, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE (MST2005-00088)**

The proposal is a request to extend the expiration date of the Tentative Map approved by the Planning Commission on July 13, 2006. **A three-year extension is requested pursuant to SBMC§27.07.110.** The project approved by the Planning Commission consists of a lot merger, the demolition of 1,300 square feet of commercial space and the construction of a three-story, mixed-use development with six residential condominium units totaling 9,999 square feet (net), two commercial condominium spaces totaling 2,872 square feet (net) and seventeen parking spaces. The project includes one additional residential unit pursuant to State Density Bonus law. The proposed mix of units consists of one (1) three-bedroom market rate unit, four (4) two-bedroom market rate units and one (1) two-bedroom moderate income affordable unit. The approval also included an open space modification, a lot area modification and development plan approval.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

D. **APPLICATION OF PEIKERT GROUP ARCHITECTS, AGENT FOR JOHN R. DEWILDE, 113-117 W. DE LA GUERRA STREET, APN 037-082-003, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: GENERAL COMMERCE AND RESIDENTIAL, TWELVE UNITS/ACRE (MST2005-00126)**

The proposal is a request to extend the expiration date of the Tentative Map approved by the Planning Commission on October 19, 2006. **A three-year extension is requested pursuant to SBMC§27.07.110.** The project approved by the Planning Commission consists of the demolition of the existing buildings onsite (except for the front façade of 115 W. De la Guerra Street) and the construction of a mixed-use building, composed of a 2,027 square foot (net) commercial condominium unit and nine residential condominium units. The proposed mix of units consists of six (6) two-bedroom market rate units, one (1) three-bedroom market rate unit, one (1) two-bedroom moderate income affordable unit and one (1) three-bedroom moderate income affordable unit. Six of the nine residential units would have 120 square feet of attached commercial space. The project includes two additional residential units pursuant to State Density Bonus law. A parking garage with twenty parking spaces is proposed on the first floor. The approval also included a lot area modification.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Case Planner: Kathleen Kennedy, Associate Planner
Email: kkennedy@santabarbaraca.gov

E. **APPLICATION OF BRENT DANIELS, L & P CONSULTANTS, AGENT FOR BOLLINGER FAMILY TRUST, 687 GROVE LANE, APN 057-263-018, E-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 5 UNITS/ACRE (MST2005-00814)**

The proposal is a request to extend the expiration of the Tentative Subdivision Map approved by the Staff Hearing Officer on July 13, 2006. **A three-year extension is requested pursuant to SBMC§27.07.110.** The project approved by the Staff Hearing Officer consists of a two lot subdivision to create lots of 22,600 square feet and 16,291 square feet and a Modification to allow less than the required 60 feet of public street frontage. One of the resultant lots contains an existing single-family residence, which would remain as part of the project. No additional development is proposed on either lot.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Case Planner: Daniel Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

F. **APPLICATION OF JOSE LUIS ESPARZA FOR RANCHERIA COTTAGES, LLC, 312 RANCHERIA STREET, 037-231-010, R-4 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00634)**

The proposal is a request to extend the expiration of the Tentative Subdivision Map approved by the Planning Commission on July 13, 2006. **A three-year extension is requested pursuant to SBMC§27.07.110.** The project approved by the Planning Commission involves the demolition of two existing residential dwellings and three sheds totaling 2,200 square feet and the construction of five attached two-story residential condominiums on an 11,375 square foot lot in the R-4 zone. Four two-bedroom and one one-bedroom units are proposed and would range in size from 1,004 to 1,147 net square feet. Ten parking spaces would be provided in five two-car garages.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

Case Planner: Irma Unzueta, Project Planner
Email: iunzueta@santabarbaraca.gov

III. **PROJECTS:**

A. **APPLICATION OF GREG SHARP, 1501 CLIFTON STREET, APN 015-221-005, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00276)**

The 9,600 square foot project site is currently under construction with a remodel, new garage, accessory room, and two new outdoor decks. The discretionary application required for this project is a Modification to permit a deck to exceed ten-inches in height when located within a required yard (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

B. **APPLICATION OF GARCIA ARCHITECTS FOR MANUEL RODRIQUEZ, 1708 CHINO STREET, APN 043-183-020, R-2 TWO-FAMILY ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00143)**

The 3,800 square foot project site is currently developed with a 1,091 square foot single-family residence and detached one-car garage. The proposed project involves a 529 square foot second-story addition, a first-floor remodel, and legalization of the “as-built” front porch. The discretionary application required for this project is a Modification to permit the porch to be located within the required fifteen-foot front setback (SBMC §28.18.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

C. **APPLICATION OF Y.S. KIM DESIGN FOR DAVID BOLTON, 605 E. DE LA GUERRA STREET, APN 031-032-013, R-3 ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00260)**

The 7,500 square foot project site is currently developed with a triplex. The proposed project involves a remodel of Unit A. The discretionary application required for this project is a Modification to permit window changes to the portion of Unit A which is located within the interior setback (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

D. **APPLICATION OF RALPH CLEVINGER AND MARY JANE HEADLEE, 138 SANTA ROSA PLACE, 045-201-027, E-3/SD-3 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS PER ACRE (MST2008-00292).**

The 6,090 square foot lot is currently developed with a 1,850 square foot single-family residence and detached 462 square foot two-car garage. The proposed project involves the demolition of the existing 462 square foot two-car garage and construction of a new 454 square foot two-car garage, in a new location, and a 93 square foot storage shed attached to the south side of the proposed garage. The discretionary applications required for this project are Modifications to permit new construction within the required six (6) foot rear setback (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Michelle Bedard, Planning Technician

Email: mbedard@santabarbaraca.gov

IV. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER

MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at Phone (805) 564 -5470.

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